

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Town Planning - Nellore Municipal Corporation - Change of land use from Industrial use zone to Residential use at Door No./Sy.No. No.232 at Mukundapuram in CAS No.181/2, Vijayagopalapuram, Nawabpet, Nellore to an extent of 1200.38 Sq.Mtrs - Draft Variation -Confirmed - Orders issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.118

Dated:30-03-2011.
Read the following:-

- 1) GO.Ms.No.969, MA dt:21-11-1978.
- 2) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5370/2010/G, dated 17.7.2010.
- 3) Govt. Memo No.14079/H1/2010-3, dt:10-12-2010.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.682, Part-I, dt:03-12-2010.
- 5) Director of Town & Country Planning, Lr.No.5370/10/G, dt:30-03-2011

ORDER:-

The draft variation to the Nellore General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.969 MA., dated 21-11-1978 was issued in Government Memo No.14079/H1/2010-2, Municipal Administration & Urban Development Department dt:01-12-2010 and published in the Extraordinary issued of A.P. Gazette No.682, Part-I, dated 03-12-2010. No objections and suggestions have been received from the Public within the stipulated period. the Director of Town and Country Planning, Hyderabad in his letter dt:30-03-2011 has stated that the Commissioner, Nellore Municipal Corporation has informed that the applicants has paid an amount of Rs.4370/- (Rupees four thousand three hundred and seventy only) towards development/ conversion charges as per G.O.Ms.No.158, MA., dt:22-03-1996. Hence the draft variation are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Guntur.
The Municipal Commissioner, Nellore Municipality, Nellore District.

Copy to:

The individual through the Municipal Commissioner, Nellore Municipality, Nellore District.
The District Collector, Nellore District.
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nellore Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.682, Part-I, dated 03-12-2010, as required by clause (b) of the said section.

VARIATION

The site in Door No./Sy.No.232, W.No.4 at Mukundapuram, Nawabpet (CAS No.181/2, Vijayagopalapuram) Nellore Municipality Town to extent of 1200.38 Sq.mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use in the General Town Planning Scheme (Master Plan) of Nellore sanctioned in GO.Ms.No.969, MA Dt:21-11-1978 is designed for residential use by variation of change of land use as marked "ABCD" in the revised part proposed land use map GTP No.7/2010/G, which is available in Municipal Office of Nellore Town **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall furnish land conversion certificate for the proposed site under reference, while coming up for residential developments.
8. The applicant shall handover the effected road widening portion of 110.65 m2 to the Municipal corporation at free of cost, through registered gift deed.

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9. The applicant shall pay 14% of total land cost towards proportionate open space charges to the Corporation.
10. The applicant shall obtain the prior permission of the competent authority before developing the site under reference.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Property of Sri P.Subbarayudu and Sri M.Shiv Kumar.
West : Property of Smt. M.Anasuyamma
South : Existing 19-0" (5.79m) wide road widen to 30'-00
(9.15m)
East : property of G.Narayana Shetty's Oil Mill.

T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER